

VILLAGE OF FONTANA ON GENEVA LAKE

Walworth County, WI

Lakefront and Harbor Committee

Wednesday, March 30, 2016

(Official Minutes)

The monthly meeting of the Lakefront and Harbor Committee was called to order at 4:00 pm on March 30, 2016 by Chairman Rick Pappas.

Committee Members Present: Trustee Rick Pappas, Bob Chanson, Lee Eakright, Don Holst, Ed Snyder

Committee Member Absent: Joel Bikowski, Steve Beers

Also Present: Darrell Frederick, Clerk Theresa Loomer, Administrator Dennis Martin, Bob Tangredi, Trustee Tom Whowell

Visitors Heard

None

General Business

Approval of Minutes for Meeting Held February 17, 2016

Snyder/Chanson 2nd made a MOTION to approve the minutes from February 17, 2016 as presented, and the MOTION carried without negative vote.

Recommendation on Mooring Policy Regarding Multiple Slip and Ramp Leases

Last year, several ramp spaces went unrented at the end of the boating season. By the beginning of the 2018 boating season, all the village owned buoys will be removed and replaced with boat slips and since many of the ramp leaseholders use their ramp to store a dinghy to get to their buoy, it is anticipated that ramp spaces will become less sought after. Village Ordinance Section 54-126(d)(3)(e) reads, "No more than one mooring space shall be assigned on behalf of any one village buildable tax parcel, and no more than one mooring space shall be assigned to any one individual regardless of how many buildable tax parcels are owned." Martin recommended replacing "mooring space" with "boat slip," to ensure that not more than one boat slip can be rented, however, a ramp spaces could be rented by someone who also has a boat slip lease if there are ramp spaces available.

Chanson/Snyder 2nd made a MOTION to recommend Village Board approval of amending Village Ordinance Chapter 54-126(d)(3)(e) as presented, and the MOTION carried without negative vote.

Fontana Shores Pier Permit Application/DMA Amendment

The pier permit application submitted by Fontana Shores was tabled at last month's meeting in order to attain an estimate for moving the pier over by 4-feet in order to comply with the Village of Fontana's municipal code standard that requires a 12.5-foot setback from the property line. The current pier was approved as part of the Fontana shores DMA permit several decades ago and is now an existing non-conforming structure with a setback of 8.5-feet. The application also requests modifying the DMA by removing three buoys and extending the pier 30-feet to add four boat slips and reduce the number of PWC's from eight down to six. Darrell Frederick from Austin Pier Service stated it would cost between \$20,000 and \$25,000 to move the pier over 4-feet. Fontana Shores Association President Bob Tangredi said the proposal to move the pier over was presented at this month's Fontana Shores Association board meeting and the residents requested relief from the 12.5-foot required setback instead of moving the pier. The neighboring property owners have all been notified about the application by the DNR and there have been no objections. Pappas stated that if the committee members agree that relief should be given from the 12.5-foot setback requirement, Village Attorney Thorpe should be contacted to find out if the

Village Board has the authority to give relief since it is not specified in Chapter 54 of the Village Code. Martin stated that typically, if an improvement is being made to an existing non-conforming structure, it is permissible if the non-conforming aspect of the structure is not being made more non-conforming; however, if the change would make the structure more non-conforming, then it would not be permitted. Don Holst suggested the pier should be jogged over at the point of extension; however, Frederick said that would not be good idea for the pier itself or the slip holders. Pappas expressed concern for setting a precedence by giving relief to the 12.5-foot setback; however, several reasons were given in support of relief including removal of all buoys, no neighbor concerns, and improved navigation in a congested area of Fontana Bay. Chanson/Trustee Pappas 2nd made a MOTION to recommend Village Board approval of the Pier Permit Application and DMA Amendment submitted by Fontana Shores Association, and to give relief to the 12.5-foot required setback based on the removal of three buoys, improved navigation, and no objections from neighbors; with the condition the permit is approved by the DNR, and that an as-built survey is submitted upon the completion of the project. The MOTION carried on a 2-1 vote with Holst opposed. Eakright and Snyder abstained, and Joel Bikowski and Steve Beers were absent.

Mooring Buoy Permit Application Filed for Sylvan Glen Drive Property Owners

Martin and Pappas provided an update on the Sylvan Glen Drive mooring situation. A mooring buoy permit application has been filed with the Village on behalf of the Sylvan Glen Drive property owners. A letter from Attorney Kathryn Gutenkunst representing neighboring property owner Joann Cantalupo was received in response to the mooring application and was included with the meeting packets. Martin stated he is waiting for a response from Attorney Thorpe regarding what constitutes “grandfathering” of existing moorings and if approval can be granted by the Village or the DNR, or both. Martin stated that the Village staff also needs verification on the ownership issues regarding the lakefront lot, and compliance with the Village anti-pyramiding ordinance.

Trustee Pappas/Chanson 2nd made a MOTION to table the Mooring Buoy Permit Application filed for the Sylvan Glen Drive property owners, and the MOTION carried without negative vote.

Set Next Meeting Date

The next meeting date was scheduled for Wednesday, April 27, 2016 beginning at 4:30 pm.

Adjournment

Chanson/Snyder 2nd made a MOTION to adjourn the meeting at 4:35 pm, and the MOTION carried without negative vote.

Minutes prepared by: Theresa Loomer, Village Clerk

Note: These minutes are subject to further editing. Once approved by the Lakefront and Harbor Committee, the official minutes will be kept on file at the Village Hall.

APPROVED: 4/27/16